

# **Eucalyptus Grove Homeowners Association**

## **Board of Directors Meeting**

### **July 10, 2008**

#### **Minutes**

(Subject to Board of Director's approval)

**Board President, Todd Matson**, called the meeting to order at 6:33 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

#### **Also in attendance** were:

Laura Foster, Craig Nicholson, Arthur Munoz, (Board Member Marco Innocenti absent) Ms. Gardea and boyfriend Mario (unit 104), Ms. Leyva (unit 369, Landscaping Mgr.) James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

**Via correspondence:** Mr. Byars (unit 244) forwarded **several requests** to Todd M., including: Tightened enforcement of pool rules; prohibit parking more than one car per unit in guest parking areas (Newsletter item to clarify); remove abandoned bicycles from bicycle parking area (complied with on a yearly basis); move the recycling cart at the front of building 7620.

**In attendance**, Ms. Gardea (unit 104) and her boyfriend, Mario, discussed at length, **water damage** to her unit with the Board. Items included: Stop work order by the City of Goleta on the current (water damage related) exterior repairs to the unit; City Building Inspector report on extent of damage and origin thereof; City directing Sea View Construction to replace/install flashing, as required; leak in the #104 bathroom resulting from a leak from another unit; Board designate Arthur M. to contact Dan McLaughlin (City Building Inspector) and/or Sea View Construction to discuss situation. Board actions / investigation currently on-going.

**Meeting Minutes:** The **June Board Meeting minutes** (6/12/08) were reviewed and **approved** as presented.

#### **Treasurer's Report:**

	June '08	YTD
Total Income	\$64,955.77	\$508,856.15
Operating Expenses	27,459.56	162,532.86
Reserve Expenditures	46,948.33	88,607.54
Total Expenditures	74,407.89	251,140.40
Transfer to Reserve	(20,547.88)	(286,886.75)
Transfer from Reserve	30,000.00	30,000.00
Total in Savings	\$482,874.66	

James N. reported Operating Expenses are approximately 15% below budget allocation. The **June** Treasurer's Report was unanimously **accepted** as presented.

James N. notified the Board a \$60,000 CDARS account (12 month) will reach maturity on July 10, 2008 and has been renewed at Community West Bank for 12 mos.

**Landscaping:** Ms. Leyva reported the following: landscaping excessively dry in pool area where water was turned off for plumbing repair; walkway raised near building 7610 (tree root); plants placed in Common area (unit 241); trimming project completed – authorized payment of \$6,000 to Progressive; donated ficus trees not recommended for Grove landscaping (per Progressive Care); Homeowner-donated monetary gift presented to Association gardener by Ms. Leyva.

## **Old Business**

The Board addressed:

- **Pool deck repair:** The following pool facility repairs have been rescheduled for an Oct. 1, 2008 start date: plumbing repair, pool deck fiberglass resurface and deck section replacement;
- **Sauna re-paneling:** Re-paneling rescheduled for an Oct. 1, 2008 start date;
- **Fumigation policy:** Tabled until August '08 meeting (Todd M.).

## **New Business**

Items addressed:

- **Pool Chemtrol system:** Replacement of failed unit to be discussed with Perfect Pools by Todd M. for clarification of items included in the \$3,600 bid; Board authorized Todd M. to make final approval;
- **Recording of lien:** Board unanimously declared this item an emergency since it was not originally on the agenda; approved lien filing for unit 256, re: excessive outstanding Association dues.

(At this time, the Board adjourned to **Executive Session**)

The June meeting was **adjourned** at 8:33 pm.

The next Board meeting is scheduled for **6:30 pm., Thursday, August 14, 2008**, at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.